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TRANSFER
TAX
PAID

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XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and seal this 1st day of May, 1989

By B. E. York _____

Witness my hand and seal this 1st day of May 19 89
Joan C. Mitchell
 Joan C. Mitchell

The State of Maine	Kennebec	ss.	May 1st	19 89
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Then personally appeared the above named Joan C. Mitchell

and acknowledged the foregoing instrument to be her free act and deed,
Before me, Robert E. Gail
Justice of the Peace - Attorney at Law - Notary Public

Robert E. York

12205 Warranty Deed - Joint Tenancy - Short Form

EXHIBIT A

A certain lot or parcel of land situated on Johnson Heights in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Starting at the northeast corner of Lot Number ten (10) as shown on a Plan of Johnson Heights, recorded in Kennebec Registry of Deeds in Plan Book 12, Page 26A; which is also the northwest corner of Lot Number eight (8), as shown on the aforesaid Plan; thence to the east along the north line of Lot Number eight (8), a distance of sixty (60) feet to the northwest corner of land sold by Lewis J. Rosenthal to one Shapiro, thence to the south, at right angles, a distance of one hundred (100) feet to the south line of said Lot Number eight (8); thence to the west along the south line of Lot Number eight (8), a distance of sixty (60) feet to the southwest corner of Lot Number eight (8); thence to the north along the westerly line of said Lot Number eight (8), a distance of one hundred (100) feet to the point of beginning. The above described lot is a part of Lot Number eight (8), as shown on the aforesaid Plan recorded in Plan Book 12, Page 26A in the Kennebec Registry of Deeds.

Also a certain other lot or parcel of land being part of Lot Number ten (10), as shown on the aforesaid Plan bounded and described as follows:

Starting at the northeast corner of said Lot Number ten (10) as shown on the aforesaid Plan, recorded in Plan Book 12, Page 26A; thence to the west along the northerly line of Lot Number ten (10), a distance of forty-five (45) feet to a point; thence to the south at right angles a distance of one hundred (100) feet to the south line of Lot Number ten (10); thence to the east along the south line of Lot Number ten (10), a distance of forty-five (45) feet to the southwest corner of Lot Number eight (8); thence to the north along the westerly line of Lot Number eight (8), a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions (excepting for the restriction which was released by quitclaim deed relating to the building of St. Mark's Church as set forth in the quitclaim deed dated April 28, 1967 and recorded in said Registry in Book 1441, Page 408), to wit:

No building other than a private dwelling house for not over one-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

For source of title, reference may be had to deed from Jane C. Levy to Joan C. Mitchell dated November 1988 and recorded in the Kennebec County Registry of Deeds in Book 3467, Page 155.

RECEIVED KENNEBEC SS.

1989 MAY -2 PM 2:58

ATTEST: *Hanna Reed*
REGISTER OF DEEDS